

UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF GEORGIA  
ATLANTA DIVISION

IN RE:	)	CHAPTER 7
	)	
WONDALYN SHANTE BAILEY,	)	CASE NO. 20-62468-SMS
	)	
Debtor.	)	
-----	)	
S. GREGORY HAYS, Chapter 7 Trustee	)	
For the Estate of Wondalyn Shante Bailey,	)	
	)	
Movant,	)	
v.	)	CONTESTED MATTER
	)	
CARRINGTON MORTGAGE SERVICES, LLC,	)	
THE FAIRWAY'S AT COTTONFIELDS	)	
HOMEOWNERS ASSOCIATION, INC.,	)	
HENRY COUNTY TAX COMMISSIONER,	)	
WONDALYN SHANTE BAILEY,	)	
	)	
Respondents.	)	
_____	)	

**NOTICE OF PLEADING, DEADLINE TO OBJECT, AND FOR HEARING**

**PLEASE TAKE NOTICE** that on January 13, 2021, S. Gregory Hays, as Chapter 7 Trustee (“**Trustee**”) for the bankruptcy estate (the “**Bankruptcy Estate**”) of Wondalyn Shante Bailey (“**Debtor**”), filed *Trustee’s Motion for Authority to (A) Sell Property of the Bankruptcy Estate Free and Clear of All Liens, Interests, and Encumbrances and (B) Disburse Certain Proceeds at Closing* [Doc. No. 29] (the “**Sale Motion**”) and related papers with the Court, seeking, among other things, an order from the Court authorizing the sale of that certain real property known generally as 233 Long Drive, McDonough, Henry County, Georgia 30253 (the “**Property**”), pursuant to 11 U.S.C. §§ 363(b), (f), and (m), and Fed. R. Bankr. P. 2002(a)(2), 6004(a), 6004(c),

and 9014, to W. Y. International LLC (the “**Purchaser**”), “as is, where is,” for an *all-cash* sale price of \$180,000.00 (the “**Purchase Price**”), subject to bankruptcy court approval (the “**Contract**”). A true and correct copy of the Contract is attached and marked as Exhibit “A” to the Sale Motion, and incorporated herein by reference.

Trustee’s proposed Contract with an all-cash Purchase Price of \$180,000.00 (i) is the highest and best offer the Trustee has received; (ii) is subject to no contingencies whatsoever; and (iii) represents an appropriate selling price for the Property.

Trustee moves for authority to have paid at closing those liens and costs set forth in the Sale Motion. Although Trustee believes that the proposed sale is in the best interest of the Bankruptcy Estate and its creditors, Trustee invites any and all competing cash offers to be submitted in the form of an objection to the Sale Motion so long as the cash bid exceeds the present Contract by **at least \$7,000.00 and is supported by earnest money of at least five (2%) percent of the cash bid, with no contingencies, and the ability to close within ten (10) days.**

Pursuant to General Order No. 24-2018, the Court may consider this matter without further notice or a hearing if no party in interest files a response or objection within twenty-one (21) days from the date of service of this notice. **If you object to the relief requested in the Sale Motion, you must timely file your objection with the Bankruptcy Clerk** at: Bankruptcy Clerk, U.S. Bankruptcy Court, Suite 1340, 75 Ted Turner Drive, S.W., Atlanta, Georgia 30303, and serve a copy on the Trustee's attorney, Michael J. Bargar, Arnall Golden Gregory LLP, 171 17th Street, NW, Suite 2100, Atlanta, Georgia 30363, and any other appropriate persons by the objection deadline. The response or objection must explain your position and be actually received by the Bankruptcy Clerk within the required time.

A hearing on the Sale Motion has been scheduled for **February 10, 2021 at 10:30 a.m.**, in **Courtroom 1201**, United States Courthouse, 75 Ted Turner Drive, S.W., Atlanta, Georgia. If an objection or response is timely filed and served, the hearing will proceed as scheduled. **If you do not file a response or objection within the time permitted, the Court may grant the relief requested without further notice or hearing** provided that an order approving the relief requested is entered at least one business day prior to the scheduled hearing. If no objection is timely filed, but no order is entered granting the relief requested at least one business day prior to the hearing, the hearing will be held at the time and place as scheduled.

*Given the current public health crisis, hearings may be telephonic only. Please check the "Important Information Regarding Court Operations During COVID-19 Outbreak" tab at the top of the GANB Website prior to the hearing for instructions on whether to appear in person or by phone."*

**Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in this bankruptcy case. If you do not have an attorney, you may wish to consult one.**

Dated: January 13, 2021.

ARNALL GOLDEN GREGORY LLP  
*Attorneys for Trustee*

171 17th Street, NW, Suite 2100  
Atlanta, GA 30363  
404-873-8500

By: /s/ Michael J. Bargar  
Michael J. Bargar  
Georgia Bar No. 645709  
michael.bargar@agg.com

**Certificate Service**

I, Michael J. Bargar, certify that I am over the age of 18 and that, I served a copy of this *Notice of Pleading, Deadline to Object, and for Hearing* with adequate postage prepaid, to the following persons or entities at the addresses stated below by first class mail on Exhibit "A" attached by first class mail:

Office of the United States Trustee  
362 Richard B. Russell Bldg.  
75 Ted Turner Drive, SW  
Atlanta, Georgia 30303

S. Gregory Hays  
Hays Financial Consulting, LLC  
Suite 555, 2964 Peachtree Road  
Atlanta, GA 30305

Carrington Mortgage Services, LLC  
c/o C T Corporation System  
289 S. Culver Street  
Lawrenceville, GA 30046-4805

Ray Brousseau, President  
Carrington Mortgage Services, LLC  
1600 South Douglass Road  
Suite 110 & 200-A  
Anaheim, CA 92806

Bruce Rose, CEO  
Carrington Mortgage Services, Inc.  
1600 South Douglass Road  
Suite 110 & 200-A  
Anaheim, CA 92806

Michael C. Harris  
Henry County Tax Commissioner  
140 Henry Parkway  
McDonough, GA 30253

The Fairway's at Cottonfields  
Homeowners Association, Inc.  
c/o Sentry Management Inc., its R. A.  
303 Corporate Center Drive, Suite 300A  
Stockbridge, GA 30281

Barbara Boggess, CEO  
The Fairway's at Cottonfields  
Homeowners Association, Inc.  
2180 West Sr. 434 Suite 5000  
Longwood, FL 32779

Wondalyn Shante Bailey  
233 Long Drive  
McDonough, GA 30253

Eric E. Thorstenberg  
Deighan Law LLC  
Suite 101  
333 Sandy Springs Circle  
Atlanta, GA 30328

Michael Campbell  
Attention: Denise Hammock  
Campbell & Brannon, LLC  
Attention: Denise Hammock  
5565 Glenridge Connector  
Suite 350  
Atlanta, GA 30342

This 12th day of January, 2021

/s/ Michael J. Bargar  
Michael J. Bargar  
Georgia Bar No. 645709

**EXHIBIT "A" FOLLOWS**

Label Matrix for local noticing  
113E-1  
Case 20-62468-sms  
Northern District of Georgia  
Atlanta  
Wed Jan 13 10:32:58 EST 2021

Michael J. Bargar  
Arnall Golden Gregory, LLP  
Suite 2100  
171 17th Street, N.W.  
Atlanta, GA 30363-1031

Capital One Bank, USA, NA  
Attn: Bankruptcy  
Po Box 30285  
Salt Lake City, UT 84130-0285

Comenity Bank/Lane Bryant  
Attn: Bankruptcy  
Po Box 182125  
Columbus, OH 43218-2125

S. Gregory Hays  
Hays Financial Consulting, LLC  
Suite 555  
2964 Peachtree Road  
Atlanta, GA 30305-4909

LoanDepot  
Attn: Bankruptcy  
Po Box 250009  
Plano, TX 75025-0009

PYOD, LLC  
Resurgent Capital Services  
PO Box 19008  
Greenville, SC 29602-9008

Synch/hhgreg  
Attn: Bankruptcy  
Po Box 965060  
Orlando, FL 32896-5060

Eric E. Thorstenberg  
Deighan Law LLC  
Suite 101  
333 Sandy Springs Circle  
Atlanta, GA 30328-3833

Wondalyn Shante Bailey  
233 Long Drive  
McDonough, GA 30253-6698

Capital One Bank (USA), N.A.  
4515 N Santa Fe Ave  
Oklahoma City, OK 73118-7901

Carrington Mortgage Services  
Attn: Bankruptcy  
Po Box 3730  
Anaheim, CA 92803-3730

Credit One Bank  
Attn: Bankruptcy Department  
Po Box 98873  
Las Vegas, NV 89193-8873

Humphries & King Realty  
Attn: John V. Ball  
830 Glenwood Avenue  
Suite 510-205  
Atlanta, GA 30316-1966

Office of the United States Trustee  
362 Richard Russell Building  
75 Ted Turner Drive, SW  
Atlanta, GA 30303-3315

Quantum3 Group LLC as agent for  
Comenity Bank  
PO Box 788  
Kirkland, WA 98083-0788

Synchrony Bank  
c/o PRA Receivables Management, LLC  
PO Box 41021  
Norfolk, VA 23541-1021

United States Attorney  
Northern District of Georgia  
75 Ted Turner Drive SW, Suite 600  
Atlanta GA 30303-3309

Barclays Bank Delaware  
Attn: Bankruptcy  
Po Box 8801  
Wilmington, DE 19899-8801

Capital One Bank USA, NA  
c/o Aldridge Pite, Haan LLP  
PO Box 52815  
Atlanta, GA 30355-0815

Castle Credit Co Holdings, LLC  
Attn: Bankruptcy  
20 N Wacker Dr, Ste 2275  
Chicago, IL 60606-3096

(p)GEORGIA DEPARTMENT OF REVENUE  
COMPLIANCE DIVISION  
ARCS BANKRUPTCY  
1800 CENTURY BLVD NE SUITE 9100  
ATLANTA GA 30345-3202

I.R.S. Insolvency Unit  
PO Box 7346  
Philadelphia, PA 19101-7346

PRA Receivables Management, LLC  
PO Box 41021  
Norfolk, VA 23541-1021

Resurgent Receivables, LLC  
Resurgent Capital Services  
PO Box 10587  
Greenville, SC 29603-0587

Synchrony Bank/ JC Penneys  
Attn: Bankruptcy  
Po B 965064  
Orlando, FL 32896-5064

Wellstar Atlanta Med. Center  
attn: Patient Accounts  
303 Parkway Drive, NE  
Atlanta, GA 30312-1212

GA Dept. of Revenue  
ACCS REC Colls. Sect.  
1800 Century Blvd NE # 9100  
Atlanta, GA 30345

End of Label Matrix  
Mailable recipients 26  
Bypassed recipients 0  
Total 26